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The remaining four chapters of Professor Hinton's casebook deal with "Opinions and Conclusions", "Circumstantial Evidence", "The Rest Evidence" and "The Parol Evidence Rule". Of these chapters it is sufficient to say that they show the same scholarly care and judicious selection of authorities as the earlier portion of the book. While among the cases we miss an occasional old friend (*e. g., Doe ex dem. Gord v. Needs*,⁹ on the question of equivocation), we meet with many excellent new ones.

The notes in the book, besides containing many pithy and accurate statements of law, occasionally help to free cases from a certain cryptic element—that is, the connection between a given case and the general topic in hand, or its relation to some outside problem,—which is but too often left unexplained in many casebooks of merit. Frequently the *raison d'être* of a decision's place in a casebook is known only to the compiler and those to whom his secret has been told. This is unfortunate, in that it tends to prevent the use of the book by teachers other than the editor and his pupils. The connection between the cases in Professor Hinton's book is, with the aid of his notes, reasonably clear, a fact which will tend to facilitate its use among all teachers of the law.

In conclusion, it may be truthfully said that the book is a production worthy of the highest praise. Indeed, it is so good a book as hardly to require praise to insure its success. To examine it carefully is to approve it, and the learned and able editor is to be heartily congratulated on his valuable contribution to legal scholarship and to legal education.

Ralph W. Gifford

A PRACTICAL TREATISE ON TITLE TO REAL PROPERTY including the compilation and examination of Abstracts with Forms. By GEORGE W. THOMPSON. Indianapolis. THE BOBBS-MERRILL Co. 1919. pp. lxxxii, 1112.

This treatise is for the use of attorneys as well as conveyancers. It opens with an explanation of abstracts in general, the scope of an abstractor's undertaking, his liability for negligence or mistake and his title in the abstract. The second chapter briefly deals with estates, interests and rights in real property. This subject matter is one with which attorneys and conveyancers are likely already to be familiar and might have been omitted, although it is an excellent summary of the subject. In the two next chapters, title in general and methods of acquiring title are dealt with. The five following chapters deal with the public records, the purpose of recording, and notice; with indices, the method of preparation and the formal parts of an abstract; with the beginning and sources of title, various kinds of land interest, school and university land grants, grants to railroads and federal and state patents. Chapter ten gives the history of United States Government land surveys, the divisions into townships and sections and the sub-divisions of the sections with diagrams. This chapter will be of value to eastern attorneys who may not be familiar with land titles in western states.

Subsequent chapters deal with the different parts of a deed and the different kinds of deeds and deeds of various parties, as of married parties, corporations and partnerships and of public officials, and also of leases, mortgages, wills and contracts to sell and convey. Chapters

⁹(1836) 2 M. & W. 129.

are given to liens, lis pendens, judgments, judicial and execution sales, tax titles and jurisdiction of actions effecting title to real estate, perusal of abstract and opinion of title. There is a full digest of statutes relating to the execution and acknowledgment of deeds of descent and of wills in all of the United States. The book closes with a treatment of the Torrens system. There is a well made table of cases of about 60 pages and a good index. The style of the author is clear and concise. The book is what is claims to be—*A Practical Treatise*. It may not be of service to the city practitioner where title insurance companies generally monopolize the work of the abstractor, but should be to the country practitioner.

Nathan Abbott

JUDICIAL SETTLEMENT OF CONTROVERSIES BETWEEN STATES OF THE AMERICAN UNION. An Analysis of Cases Decided in the Supreme Court of the United States. By JAMES BROWN SCOTT. New York: OXFORD UNIVERSITY PRESS. 1919. pp. xiii, 548.

This is an offspring of the two volumes of cases noticed earlier in this REVIEW (volume 20, page 359). The prefatory note modestly describes the "analysis" here indulged in as "eliminating matter which might be deemed irrelevant to the present purpose, disregarding or explaining technicalities which would confuse the layman, but otherwise allowing each case and each decree to tell its story in the language of the Court and of the Judge delivering the opinion." By elision, paraphrase and comment the producer has wrought a commendable improvement over the larger compilation printed the year before. It is to be regretted, however, that except in the introductory sections the cases are still put in chronological order. Some amends are made by a three and a quarter page index and by marginal rubrics throughout the text. But these aids do not save the volume from being more like a collection of short or serial stories than a novel. The same heroes and villains appear and re-appear, but their participation in a single plot is portrayed disjointedly whenever other contestants get a hearing before those previously introduced have finished their fight. This happens so frequently that we get vaudeville rather than drama. Yet Mr. Scott is making progress and he therefore deserves encouragement. After a few more experiments with this same material, he may in time produce a work of scholarly merit.

Thomas Reed Powell

THE YOUNG MAN AND THE LAW. By SIMEON E. BALDWIN. New York: THE MACMILLAN COMPANY. 1920. pp. 160.

"I know of few spectacles so pitiful", said Joseph H. Choate, "as that of a successful lawyer, past middle life, satisfied with the gains, and even, perhaps, with the honors of a generous practice, who finds himself tired already of his profession, and yet unable to do anything else or enjoy anything else, because he has long since forgotten everything else that he ever knew, or perhaps never cared to learn anything else." These words were uttered in urging that "Every lawyer should have a hobby for his mind to ride in the open air of knowledge, and ride it every day—history, science, politics, language, literature—anything rather than the law alone. So only can you be wholly true in manhood to the dreams of your youth and carry their freshness with you into your maturer years." Than Judge Baldwin, there is no more